

**United States Environmental Protection Agency
Region V
POLLUTION REPORT**

EPA Region 5 Records Ctr.



346905

Date: Friday, September 19, 2008**From:** Tom Cook, OSC

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Subject: Final POLREP
Peoples Gas Hough Place Station Site
2500 South Corbett Street, Chicago, IL
Latitude: 41.8469
Longitude: -87.6503

POLREP No.:	22	Site #:	B5HH
Reporting Period:		D.O. #:	Not Applicable
Start Date:	6/18/2007	Response Authority:	CERCLA
Mob Date:	6/18/2007	Response Type:	Time-Critical
Completion Date:	8/11/2009	NPL Status:	Non NPL
CERCLIS ID #:	ILN000510190	Incident Category:	Removal Action
RCRIS ID #:		Contract #	EP-S5-06-04

Site Description

The Hough Place Station Site (Site) is located at 2500 South Corbett Street, Chicago, Cook County, Illinois, in a mixed residential, commercial, and industrial area. The site is approximately 4.5 acres and is bordered to the north by the South Branch of the Chicago River, to the east by a paper storage and distribution facility, to the south by railroad property, and to the west by vacant property. The vacant property to the west and the Site are currently owned by Crowley's Yacht Yard, which previously operated a sailboat storage, sales, and repair facility at the Site.

The Site is a former manufactured gas plant (MGP) that operated as an MGP facility from approximately 1886 to 1934. The Site was built in 1885 by the Equitable Gas Light and Fuel Company and in 1892 began producing "Pintsch gas," a relatively high quality gas produced by an oil gas process, for the Pintsch Compressing Company. Production of Pintsch gas occurred until about the early 1920s. In 1897 Peoples Gas acquired the facility and dismantled the station in 1934. Portions of the property were subsequently leased to other companies who used the property for storage of building materials and the production of asphalt, concrete, and other paving materials until approximately 1950. In 1953, Chicago Title and Trust Company took possession of the property as trustee. From approximately 1953 and 1978, the J.M. Corbett Company operated an asphalt mixing plant on the property. In 1978, Crowley's Yacht Yard bought the property.

From 2000 to November 2006, several investigations were conducted by Peoples Gas at the Site. These investigations included the excavation of test pits, the installation of shallow monitoring wells, the collection of soil borings, the collection of soil and groundwater samples, a

geotechnical investigation, and borings into river sediments. Test pits revealed staining and odors, and black asphalt tar at 2 feet below ground surface (bgs). Benzene, toluene, ethylbenzene, and xylene (BTEX); polynuclear aromatic hydrocarbons (PAH); metals, and cyanide were detected in several surface and subsurface soil samples. BTEX, PAHs, and metals were also detected in groundwater samples collected at the Site. Soil borings indicated tar at levels below the water level in the filled-in boat slip. The river investigation revealed sheens, odors, tar coated/stained material, and traces of tar in some of the sediment borings.

Remediation activities by Peoples Gas began in November 2006 under the Illinois Environmental Protection Agency (IEPA) Site Remediation Program. Peoples Gas is the potentially responsible party (PRP) for the site. People's Gas contracted Burns & McDonnell Engineering Company, Inc. (BMcD) to remediate the Site, along with their subcontractors.

Remediation consists of excavation and disposal of contaminated soils. Excavation depths range from approximately 3 feet to 24 feet bgs. Other site activities conducted by the PRP include daily air monitoring, continuous 24-hour perimeter air monitoring and sampling, confirmation soil sampling, and water treatment, sampling, and discharge.

Prior to the U.S. EPA oversight at the Site, BMcD completed excavation of impacted material in excavation cells CF01 to CF58 (see BMcD map of excavation areas under "documents" on the OSC website). An Administrative Order on Consent was signed by Peoples Gas in early June 2007 prompting the U.S. Environmental Protection Agency (U.S. EPA) to begin PRP oversight activities at the Site.

On June 18, 2007, U.S. EPA began PRP oversight activities at the three Peoples Gas MGP sites: Hough Place Station, Pitney Court, and 22nd Street Station. The U.S. EPA Superfund Technical and Response Team (START) contractor is performing PRP oversight during the removal activities at the sites.

As part of the removal activities, START collects or observes the collection of soil confirmation samples to confirm that the PRP cleanup objectives are being met. Site contaminants of concern are:

- BTEX;
- PAHs;
- Synthetic precipitation leaching procedure (SPLP) lead, chromium, and selenium.

Cleanup objectives for the Hough Place Station Site are as follows:

1. Remove all source material.
2. For the 0 to 3.5 foot depth interval, remove all soil that exceeds IEPA TACO Tier 1 residential standards for soil ingestion and install a 3 foot engineered barrier.
3. For the 0 to 10 foot depth interval, remove all soil that exceeds IEPA TACO Tier 1 residential standards for soil inhalation and where necessary, install a 10 foot engineered barrier to prevent exposure via inhalation.
4. Invoke a construction worker notice and the City of Chicago Ordinance prohibiting installation of potable wells on the Site to eliminate the construction worker and groundwater exposure pathways.

In August 2007, Metropolitan Water Reclamation District of Greater Chicago (MWRD) finalized the discharge permit that authorizes treatment and discharge of treated Site water to an onsite MWRD sanitary sewer. START collects or observes the collection of treatment water samples to confirm that the MWRD objectives are being met. Samples are being collected to identify the potential presence of the following site contaminants of concern:

- Target Compound List (TCL) VOC;
- PAH; and
- Target Analyte List (TAL) Metals.

Treated water objectives for the Site are established by MWRD in the discharge permit issued for the site.

Current Activities

During the reporting period the PRP completed the following: installation of permanent fencing along the south, east, and west property lines; removal of steel beams and pilings from the Chicago River front; and restoration of the river front. Three loads of soil and concrete was transported to Countryside Landfill in Grayslake, Illinois, and nine loads of structural steel were transported for offsite recycling. Perimeter air sampling was conducted on a continuous basis, until work was completed.

The PRP backfilled the site to final grade, and no further grading or site restoration is planned. All equipment was demobilized from the site. On August 25, 2008, the final site walk through was conducted. Attendees included the EPA OSC, representatives from Peoples Gas, START and the PRP contractor, Burns & McDonnell. During the meeting Peoples Gas representatives indicated that the site will remain zoned as Planned Manufacturing.

From August 22, 2008 to August 26, 2008, after the completion of backfilling and excavation activities, the PRP conducted background air sampling. On August 29, 2008, all activities were completed at the site, and the site was closed. The U.S. EPA is currently awaiting the site closure report being prepared by the PRP, which is expected at the end of October 2008.

The estimated total soil and debris disposal for the entire removal action at the Site was 259,700 tons. The maximum depth of excavation was 29 feet bgs.

Planned Removal Actions

There are no planned removal actions at Hough Place Station. The removal action has been completed.

Next Steps

No further removal actions are to be conducted at the site. The PRP's final step is to submit the final site closure report to the U.S. EPA.

Key Issues

None.

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
RST/START	\$80,000.00	\$67,000.00	\$13,000.00	16.25%
Intramural Costs				
Total Site Costs	\$80,000.00	\$67,000.00	\$13,000.00	16.25%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

Disposition of Wastes

Waste Stream	Date(s) Transported	Quantity	Unit	Disposal Facility
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SOIL

Non-hazardous Soil	November 2006	4,830	yd3	CID RDF, Calumet City, IL
Non-hazardous Soil	December 2006	12,600	yd3	CID RDF, Calumet City, IL
Non-hazardous Soil	January 2007	17,280	yd3	CID RDF, Calumet City, IL
Non-hazardous Soil	February 2007	13,425	yd3	CID RDF, Calumet City, IL
Non-hazardous Soil	March 2007	15,645	yd3	CID RDF, Calumet City, IL
Non-hazardous Soil	April 2007	18,450	yd3	CID RDF, Calumet City, IL
Non-hazardous Soil	May 2007	20,025	yd3	CID RDF, Calumet City, IL
Non-hazardous Soil	June 2007	16,320	yd3	CID RDF, Calumet City, IL
Non-hazardous Soil	July 2007	14,535	yd3	CID RDF, Calumet City, IL
Non-hazardous Soil	August 2007	17,130	yd3	CID RDF, Calumet City, IL
Non-hazardous Soil	September 2007	10,260	yd3	CID RDF, Calumet City, IL
Non-hazardous Soil	October 2007	7,395	yd3	CID RDF, Calumet City, IL
Non-hazardous Soil	November 2007	6,165	yd3	CID RDF, Calumet City, IL
Non-hazardous Soil	December 2007	4,920	yd3	CID RDF, Calumet City, IL
Non-hazardous Soil	January 2008	7,935	yd3	CID RDF, Calumet City, IL
Non-hazardous Soil	February 2008	5,490	yd3	CID RDF, Calumet City, IL
Non-hazardous Soil	March 2008	5,865	yd3	CID RDF, Calumet City, IL
Non-hazardous Soil	August 2008	270	yd3	CID RDF, Calumet City, IL

TOTAL	198,540	yd3	198,540	yd3
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Non-hazardous Soil	August 2008	210	tons	Country Side, Grayslake, IL
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TOTAL	210	tons
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WATER

Non-hazardous Liquid Waste Water	January 2007	34,000	gallons	CID RDF, Calumet City, IL
Non-hazardous Liquid Waste Water	February 2007	22,600	gallons	CID RDF, Calumet City, IL
Non-hazardous Liquid Waste Water	March 2007	94,600	gallons	CID RDF, Calumet City, IL
Non-hazardous Liquid Waste Water	April 2007	79,200	gallons	CID RDF, Calumet City, IL
Non-hazardous Liquid Waste Water	May 2007	20,025	gallons	CID RDF, Calumet City, IL
Non-hazardous Liquid Waste Water	July 2007	164,700	gallons	CID RDF, Calumet City, IL
Non-hazardous Liquid Waste Water	August 2007	340,900	gallons	CID RDF, Calumet City, IL

Non-hazardous Liquid Waste Water	November 2007	79,000	gallons	CID RDF, Calumet City, IL
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TOTAL	835,025	gallons
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Non-hazardous Liquid Waste Water	November 2006	238,200	gallons	Ortek, Inc., McCook, IL
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IL					
Non-hazardous Liquid Waste Water	December 2006	72,000	gallons	Ortek, Inc., McCook,	
IL					
Non-hazardous Liquid Waste Water	January 2007	48,700	gallons	Ortek, Inc., McCook, IL	
Non-hazardous Liquid Waste Water	February 2007	20,200	gallons	Ortek, Inc., McCook, IL	
Non-hazardous Liquid Waste Water	March 2007	203,500	gallons	Ortek, Inc., McCook, IL	
Non-hazardous Liquid Waste Water	April 2007	178,100	gallons	Ortek, Inc., McCook, IL	
Non-hazardous Liquid Waste Water	May 2007	134,400	gallons	Ortek, Inc., McCook, IL	
Non-hazardous Liquid Waste Water	June 2007	384,955	gallons	Ortek, Inc., McCook, IL	
Non-hazardous Liquid Waste Water	July 2007	544,300	gallons	Ortek, Inc., McCook, IL	
Non-hazardous Liquid Waste Water	August 2007	297,600	gallons	Ortek, Inc., McCook, IL	
Non-hazardous Liquid Waste Water	November 2007	301,400	gallons	Ortek, Inc., McCook,	
IL					
Non-hazardous Liquid Waste Water	December 2007	30,500	gallons	Ortek, Inc., McCook,	
IL					
Non-hazardous Liquid Waste Water	August 2008	12,000	gallons	Ortek, Inc., McCook, IL	
TOTAL		<u>2,465,855</u>	<u>gallons</u>		

epaossc.net/HoughPlace